

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORK SESSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA 19490
THURSDAY, JULY 8th, 2010 7:30 P.M.

CALL TO ORDER

ATTENDANCE

1. THE PRESERVE @ WORCESTER – 39 LOT SUBDIVISION:

- PRELIMINARY APPROVAL CONSIDERATION – PRESENTATION BY WOODROW & ASSOCIATES:
 - THE PROPERTY IS IN ZONING DISTRICT AGR. THE SUBDIVISION PLAN CONSISTS OF SIX SEPARATE PARCELS WHICH TOTAL APPROX. 130.8 ACRES. THREE OF THE PARCELS ARE LOCATED ALONG WHITEHALL ROAD (50.7 ACRES), AND THE REMAINING THREE PARCELS ARE LOCATED ALONG NORTH WALES ROAD (80.1 ACRES). THE SUBDIVISION PROPOSES 39 BUILDABLE LOTS TO BE LOCATED ON TWO OF THE PARCELS ALONG NORTH WALES ROAD UTILIZING OPTION #1 (WITH PUBLIC SEWER) CONTAINED IN THE GROWING GREENER ORDINANCE. THE SUBDIVISION ALSO PROPOSES UTILIZING THE “TRANSFER OF DEVELOPMENT RIGHTS” AS PERMITTED IN THE GROWING GREENER ORDINANCE. THIS ALLOWS THE TRANSFER OF THE DEVELOPMENT RIGHTS FROM THE PARCELS ALONG WHITEHALL ROAD TO THE PARCELS ALONG NORTH WALES ROAD. THE TOTAL OPEN SPACE INCLUDED IN THIS DEVELOPMENT IS APPROX. 95.1 ACRES.

2. APPROVAL OF MEETING MINUTES:

- JUNE 10th, 2010
- JUNE 24th, 2010

3. VILLAGE PLANNING:

- DISCUSSION

4. PLANNING COMMISSION AGENDA:

- DISCUSSION

5. ADJOURNMENT